



COMMUNITY BOARD 11

*Serving Communities of Auburndale, Bayside, Douglaston,
Hollis Hills, Little Neck & Oakland Gardens*

46-21 Little Neck Parkway, Little Neck, NY, 11362

Tel (718) 225-1054 Fax (718) 225-4514

email: QN11@cb.nyc.gov

Website: nyc.gov/queenscb11

*Jerry Iannece
Chair*

*Susan Seinfeld
District Manager*

COMMITTEE REPORT

TO: Board Members
FROM: Christine Haider, Chair
North Bayside/East Flushing Zoning Committee
RE: BSA Cal. No. 252-71BZ
190-18 Northern Blvd.
DATE: August 12, 2011

On August 11, 2011 the North Bayside/East Flushing Zoning Committee met to discuss the above referenced BSA variance application. Present were Board Members, Christine Haider, Chair, Henry Euler, Andy Rothman, Frank Skala, Ocelia Claro and Laura James, 3rd Vice Chair. Also present were Susan Seinfeld, District Manager, the applicant's representative Alfonso Duarte, property owner Alan Pearlstein, Mark Scott, Borough President's office and Auburndale Improvement Association representatives, Terry Pouymari and Marie Broussard.

An application was filed in March with BSA for an extension of term of a variance which expired on July 13, 2011. Mr. Duarte stated that a variance was first granted in 1971 and has been renewed for ten year terms. The building is occupied by a Jennifer Convertible furniture store and an auto supply store. He anticipates no changes in occupancy. A storage tank is located adjacent to the building to store waste oil, in compliance with the EPA rules, and is emptied by a tanker truck every two weeks during the day. Used tires, on the property, are collected regularly during the day. There are no violations and no complaints from residents.

Members asked that a sign be posted in front window of Jennifer Convertibles that parking is available in the rear.

The committee wanted the prior conditions on the previous Resolution to remain:

1. That the premises shall be kept clean of debris and graffiti;
2. That all lighting shall be pointed away from residential dwellings;
3. That there shall be no parking on the sidewalks;
4. That there will be no outside storage;
5. That there shall be no outdoor automobile repairs or body work;
6. That all signs shall be maintained in accordance with BSA approved plans.

In addition, the committee wanted the following conditions added to the resolution:

1. No 24 hour operations;
2. No pet shops;

3. No drug rehabilitation centers;
4. No physical culture establishments;
5. No fast food establishments.

A motion was made by Frank Skala to approve the application with prior conditions and additional conditions, as stated, above for a period of ten years. Laura James seconded the motion. A vote was taken and the committee unanimously recommended approval of the application.